

Chalker Ranch
5199 Cr 296
Breckenridge, TX 76424

\$799,950
91 +/- acres
Stephens County



Chalker Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

5199 Cr 296

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land,
Residential Property

Latitude / Longitude

32.677447 / -99.017036

Dwelling Square Feet

800

Bedrooms / Bathrooms

1 / 1

Acreage

91

Price

\$799,950



PROPERTY DESCRIPTION

Chalker Ranch is a complete sportsman package offering panoramic views, Manicured trails, beautiful hardwoods, and excellent hunting. This property is very secluded yet still has the amenities of a charming cottage with a women's touch yet is rustic enough for a man. Two bunkhouses offer extra beds for guests and family. A well-built shop for all your tools and equipment has been insulated and plumbed with a toilet and sink to build a third bunk house. Chalker ranch is equipped with a well-thought-out oasis offering an excellent area for telling hunting stories with family and friends or the perfect relaxing space after a long day's work. Roughly thirty acres make up the north end of the ranch, fenced off to keep the cattle and horses out of the living areas. A small set of pens are in place at the front of the property for loading and unloading your ag and a designated area for feeding. A clearing was established along the county road that would be perfect for a sunflower field. One pond makes up for the surface water on the property, but a deep draw travels the back side of the land for more considerable water potential. This property offers excellent fishing in the summer and fall, not far from Hubbard Creek Lake.

-- Broker's Comments -- Chalker Ranch is a nice, true turnkey property.

-- Cabin & Improvements --

- - 480 SQFT Cabin
- -2 bunk houses
- - 30X40 shop with plumbing and installation to be converted into a longe.
- - Barn and two conex containers
- - Deer blinds and feeder will convey
- - Stephens County SUD water meter
- -Commanche Coop Electricity
- -Septic System big enough to build a new home on
- -Furniture may convey with an acceptable offer

-- WATER & TERRAIN --

- - 1 Small tank/pond on the South side--.32/ac
- Stephens County SUD water meter
- - 1 nice size draw; significant water potential
- - 30+/- ft Total elevation change; Great views to the west
- - Heavy post oaks on hills; mature mesquite flats with sizeable live oak mottes

-- COVER & WILDLIFE --

- - *Wildlife*--Never been leased for hunting; Whitetail Deer, duck, dove, hog, varmint
- - *Tree Cover*--98% wooded; Live Oak, Post Oak, Mesquite, Elm, Hackberry
- - *Underbrush*--Heavy; Elbowbush, Bumelia, Skunkbush, Lotebush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Stocking rate 1 unit per 25 acres; not overgrazed; ag exempt, not leased for grazing
- - *Cultivation & Soils*--No cultivation; +/- 7 acres at the front cleared off; Thurber Clay Loam, Truce Fine Sandy Loam

-- MINERALS & WIND --

- - 1 Dry hole drilled; 2 pipelines; 8" and one 6" TARGA MIDSTREAM SERVICES LLC
- - The seller owns some minerals; Will consider selling with an acceptable offer
- - No visible wind turbines; no known wind lease in the immediate area
- - All owned wind rights convey

-- ACCESS & DISTANCES --

- - Gate on County Road 296-2,370 ft of frontage (dirt)
- - .3/4 miles north of FM 576 (paved)
- - 8 miles southwest of Breckenridge (Municipal Airport)
- - 98 miles west of Fort Worth (International Airport)

Listing Agent: Travis Patterson (254)246-5266

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Chalker Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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